

2014-006027

Klamath County, Oregon



00154335201400060270030036

06/09/2014 09:25:23 AM

Fee: \$52.00

After recording return to:

Thomas A. Hackett
Sussman Shank LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205-3089

Send all tax statements to:

Timothy S. Allen and Anne Murray
Allen, Trustees
Allen Family Trust
2020 Primrose Loop
Philomath, OR 97370

BARGAIN AND SALE DEED

Timothy S. Allen and Anne Murray Allen, as tenants by the entirety, Grantors, convey to Timothy S. Allen and Anne Murray Allen, Trustees, Allen Family Trust u/a dated April 23, 2014, Grantee, the real property situated in the County of Klamath, State of Oregon, more particularly described as on the attached Exhibit A ("Property").

Map Tax Lot No. R2407-6B0-600
Account No. R145015

The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED June 2 2014.

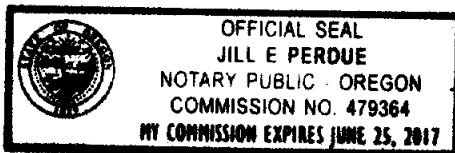
GRANTORS:

Timothy S. Allen
Timothy S. Allen

Anne Murray Allen
Anne Murray Allen

STATE OF OREGON)
) ss.
County of Benton)

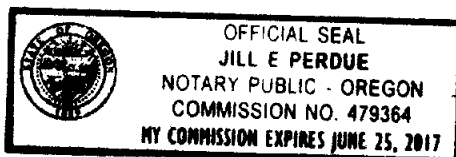
This instrument was acknowledged before me on 6/2, 2014 by Timothy S. Allen.



Jill E. Perdue
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 25, 2017

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on 6/2/2014, 2014 by Anne Murray Allen.



Jill E. Perdue
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 25, 2017

*22674-001\DEED KLAMATH COUNTY TAXLOT R24076B0600 (01856488);1

LEGAL DESCRIPTION

PARCEL 1 - TAX LOT R2407-6B0-600

That portion of Government Lots 15 and 16 of Section 6, Township 24 South, Range 7 East, of the Willamette Meridian, Klamath County, Oregon lying southwesterly of Oregon State Highway #58.

Together with that portion of the southeast quarter of the northeast quarter (SE1/4NE1/4) of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, as shown in Property Line Adjustment PLA 13-12, Klamath County, and more particularly described as follows:

Beginning at the south-south-north one two fifty sixth corner (SSN 1/256) on the east line of said Section 1, monumented with a 5/8" rebar and yellow plastic cap marked "LS 1018"; thence North 16°19'55" West, a distance of 1020.57 feet to a 5/8" " rebar and yellow plastic cap marked "LS 1018"; thence South 89°12'08" East, a distance of 286.71 feet to a point on the westerly right-of-way line of Oregon State Highway #58 ; thence South 16°19'55" East, along said westerly right-of-way of Highway #58, a distance of 1017.79 feet to a point at the intersection of the said westerly right-of-way line of Highway #58 and the north line of Government Lot 17 of Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°45'17" West, a distance of 285.87 feet to the point of beginning.